



Hunter Mill Highlights

From Supervisor Cathy Hudgins

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July 9, 2013

At Tuesday's Board of Supervisors meeting, we voted to hold a July 30, 2013 public hearing on the Interim Development Agreement for the redevelopment of the Crescent Apartment site.

As you may know, a public hearing allows citizen input on the Interim Development Agreement. As part of a public comment period required by the Code of Virginia prior to a decision on this or any issue by the Board of Supervisors, it is another step bringing us closer to the redevelopment of Lake Anne and Crescent Apartments.

Basically, the Interim Development Agreement establishes general terms and conditions that lead to a Master Development Agreement between the County and Lake Anne Development Partners.

You will remember that Fairfax County purchased Crescent apartments in 2006, in order to preserve 181 affordable units. The request for proposal (RFP), issued in February of 2012, was intended to preserve existing affordable housing, create additional workforce housing, and serve as a catalyst for the revitalization of the Lake Anne Village Center Commercial Revitalization Area.

From the beginning of the RFP process, the county sought experienced private developers to redevelop the Crescent site in conformance with the Comprehensive Plan. The solicitation encouraged developers to assemble additional properties within the Lake Anne Village Center (LAVC) for a consolidated redevelopment of the area. I am excited with the prospect of renovated Crescent Apartments and a revitalized Lake Anne; it's a win-win for the entire community.

If you are seeking information on the Interim Agreement, it is be posted, under PPEA Opportunities, on the County's website at <http://www.fairfaxcounty.gov/dpsm/solic2.htm#ppea>

Cathy Hudgins

ANNOUNCEMENTS

Upcoming Hunter Mill Melodies concerts: **July 11 – The Aloha Boys** (Hawaiian). **July 18 – The Special Consensus** (bluegrass). Free concerts are held each Thursday at 7:30 p.m. at Frying Pan Farm Park, 2709 West Ox Road, Herndon. The next **Wednesday Morning Children's performance is Rocknoceros** (songs) on July 17. Children's performances are on Wednesday morning at 10 a.m. at Frying Pan Farm Park's Visitor Center.

Supervisor Hudgins will host a community forum, “**Understanding Urbanization**”, featuring guest **speaker, Jeff Speck**, author of *The Smart Growth Manual* and the leading practitioner of the New Urbanism. The forum will be on Monday, July 22, at 7 p.m. and held at the Reston Association Conference Center, 12001 Sunrise Valley Drive.

Your Community, Your Call: 2013 Legislative Review: What are the 2013 legislative changes that impact homeowners’ and condominium associations? Tune to Fairfax County’s Channel 16 on Tuesday, July 23 at 7 p.m. for the live television program. This is your opportunity to call in or email questions related to homeowner or condominium association management or living. Call 703-818-1445 during the show or e-mail your questions ahead of time to ycyc@fairfaxcounty.gov. To view the live broadcast online visit www.fairfaxcounty.gov/cable/channel16/asx/live_stream.asx .

Residential Studios: Request for Comments. Your input is requested on a draft zoning ordinance regarding Residential Studios. The amendment will establish a multiple family dwelling unit use, to be called Residential Studios, which will be specifically limited in terms of unit size, overall development size, maximum income/rent, and other factors. The use would be permitted in most residential, commercial, industrial, and planned development districts by special exception. The Board of Supervisors has identified a concern with the proposed provisions that could allow a single family dwelling to convert to a residential studio development. Therefore, such conversions may be eliminated from the proposed amendment. Your comments can be emailed to donna.pesto@fairfaxcounty.gov. [Click here to view the proposed amendment.](#)

7-9-2013 Board Action Highlights

Below are excerpts from the **July 9, 2013 Board of Supervisors** meeting that may be of interest to you, as a Hunter Mill District constituent. For additional details, please go to the County's [Board Agenda and Meeting Schedule](#) section on the County's webpage.

ADMINISTRATIVE ITEMS

Admin 1: The Board authorized advertising for a public hearing on an interim development agreement with Lake Anne Development Partners LLC for the **redevelopment of the Crescent Apartment site**. A public hearing is scheduled for July 30, 2013, at 4:30 p.m.

BOARD MATTERS sponsored by Supervisor Hudgins

4-H Fair 65th Anniversary: The Board will congratulate the 4-H organizers on their 65th Fairfax County 4-H Fair. The festivities begin on August 1st and 2nd with the Carnival sneak peak and continue with the 4-H Fair activities on August 3rd and 4th.

National Night Out: The Board will present a proclamation commemorating the County’s participation in National Night Out, to be held on August 6th.

PUBLIC HEARINGS

3:30 p.m. The Board approved the plans for **additions to Sunrise Valley Elementary School**, which include main entrance, administration suite and cafeteria improvements, library addition, additional classrooms, and site up-grades (expanded bus drop off area, new kiss and ride access, additional parking and ADA access to upper play fields.)

4:00 p.m. The Board approved the proposed **Planned Residential Community plan from JBG/RIC, L.L.C., on 11800 & 11842 Sunrise Valley Drive**, that includes retail, office and residential space. The plan proposed to allow for a new grocery and neighborhood retail space in a pedestrian friendly, urban-type streetscape with mid-rise residential above.

4:00 p.m. The Board approved **the Fairfax Forward planning process** and associated Comprehensive Plan Amendment Work Program. The approach expands public outreach, involvement and education; enhances comprehensive impact analyses through areawide studies; and includes greater opportunity to monitor Plan policy and implementation.

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